

PARKLAND

**COMMUNITY DEVELOPMENT
DISTRICT**

August 6, 2024

BOARD OF SUPERVISORS

**PUBLIC HEARING
AND REGULAR
MEETING AGENDA**

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Parkland Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

July 30, 2024

Board of Supervisors
Parkland Community Development District

Dear Board Members:

The Board of Supervisors of the Parkland Community Development District will hold a Public Hearing and Regular Meeting on August 6, 2024 at 2:00 p.m. (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2024-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Budget Funding Agreement Fiscal Year 2025
5. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
6. Consideration of Resolution 2024-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date [Tuesday Mornings]
7. Update: Builder's Risk Insurance
8. Acceptance of Unaudited Financial Statements as of June 30, 2024
9. Approval of June 4, 2024 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock LP*

ATTENDEES:

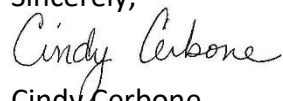
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

- B. District Engineer: *David W Fitzpatrick P.E., P.A.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: September 3, 2024 at 2:00 PM (Central Time)
 - QUORUM CHECK

SEAT 1	CHAD WILLARD	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	KYLE NICHOLAS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	BRIAN MCGEE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	DAN DUBOSE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MIKE PATTERSON	☐ IN PERSON	☐ PHONE	☐ NO

11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

3A

SANTA ROSA'S PressGazette

SERVING NORTH SANTA ROSA COUNTY

Published Weekly
7502 Harvest Village Court, Suite M
Navarre, Florida 32566
Santa Rosa County
850-939-8040

STATE OF FLORIDA COUNTY OF SANTA ROSA

Before the undersigned authority personally appeared

Gail Acosta

Who on oath says that she works for the Santa Rosa's Press Gazette, a weekly newspaper published at Milton in Santa Rosa County, Florida; that the attached copy of advertisement, being a

ML3181

In the _____ Court
Was published in said newspaper in the issues of

7/18/24, 7/25/24,

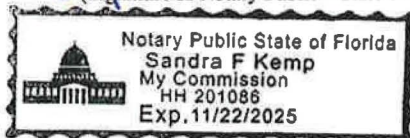
Affiant further says that the said Santa Rosa's Press Gazette is a newspaper published at Milton in said Santa Rosa County, Florida, and that the said newspaper has heretofore been continuously published in said Santa Rosa County, Florida, each week and has been entered as second class mail matter at the post office in Milton, in Santa Rosa County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

I (SWEAR) (AFFIRM) that the above information is true and correct to the best of my knowledge.

Gail Acosta
(Signature of Applicant)

Sworn to and subscribed before me this 25 Day of July
A.D. 2024

Sandra F Kemp
(Signature of Notary Public - State of Florida)



PARKLAND COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the Parkland Community Development District ("District") will hold a public hearing on August 6, 2024 at 2:00 p.m., Central Time, at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrethell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"), during normal business hours or by visiting the District website, <https://parklandcdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a

date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
ML3181

Personally know ✓ or produced identification _____.

Type of Identification produced: _____

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2024-08
[FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Parkland Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Parkland Community Development District for the Fiscal Year Ending September 30, 2025."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6th DAY OF AUGUST, 2024.

ATTEST:

**PARKLAND COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Exhibit A: FY 2025 Budget

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
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**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 102,290	\$ 16,493	\$ 93,850	\$ 110,343	\$ 115,760
Total revenues	102,290	16,493	93,850	110,343	115,760
EXPENDITURES					
Professional & administrative					
Management/accounting/recording ⁴	48,000	20,000	28,000	48,000	48,000
Legal	25,000	3,253	21,747	25,000	25,000
Engineering	2,000	8,941	10,000	18,941	20,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation ¹	500	-	500	500	500
Dissemination agent ²	1,000	333	667	1,000	1,000
Trustee ³	5,500	-	-	-	5,500
Telephone	200	100	100	200	200
Postage	500	132	368	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	436	6,064	6,500	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	-	5,200	5,720
Contingencies/bank charges	500	8	492	500	500
Website					
Hosting & maintenance	705	1,680	-	1,680	705
ADA compliance	210	210	-	210	210
Total expenditures	102,290	40,718	73,688	114,406	115,760
Net increase/(decrease) of fund balance	-	(24,225)	20,162	(4,063)	-
Fund balance - beginning (unaudited)	-	4,063	(20,162)	4,063	-
Fund balance - ending (projected)	\$ -	\$ (20,162)	\$ -	\$ -	\$ -

¹This expense will be realized the year after the issuance of bonds.

²This expense will be realized when bonds are issued

³This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

⁴This fee represents the charge for a semi-dormant CDD (\$2k per month). Once bonds are issued this fee will revert back to \$4k per month.

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording4	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	20,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,750
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,720
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	
	705
ADA compliance	
	210
Total expenditures	<u><u>\$115,760</u></u>

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023A-1 & A-2
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll -Series 2023A-1	-	-	-	-	267,702
Assessment levy: off-roll -Series 2023A-2	-	-	-	-	233,393
Interest	-	9,164	-	9,164	-
Total revenues	-	9,164	-	9,164	501,095
EXPENDITURES					
Debt service					
Principal - Series 2023A-1	-	-	-	-	40,000
Interest - Series 2023A-1	-	-	-	-	224,003
Interest - Series 2023A-2	-	-	-	-	233,393
Underwriter's discount	-	110,175	-	110,175	-
Cost of issuance	-	190,845	-	190,845	-
Total expenditures	-	301,020	-	301,020	457,396
Excess/(deficiency) of revenues over/(under) expenditures	-	(291,856)	-	(291,856)	43,699
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	1,225,474	-	1,225,474	-
Transfers in	-	21,037	-	21,037	-
Total other financing sources/(uses)	-	1,246,511	-	1,246,511	-
Net increase/(decrease) in fund balance	-	954,655	-	954,655	43,699
Fund balance:					
Beginning fund balance (unaudited)	-	(21,037)	933,618	(21,037)	933,618
Ending fund balance (projected)	\$ -	\$ 933,618	\$ 933,618	\$ 933,618	977,317
Use of fund balance:					
Debt service reserve account balance (required) - Series 2023A-1					(267,703)
Debt service reserve account balance (required) - Series 2023A-2					(233,393)
Interest expense - November 1, 2025 - Series 2023A-1					(110,801)
Interest expense - November 1, 2025 - Series 2023A-2					(116,696)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 248,724</u>

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			112,001.25	112,001.25	3,550,000.00
05/01/25	40,000.00	6.000%	112,001.25	152,001.25	3,510,000.00
11/01/25			110,801.25	110,801.25	3,510,000.00
05/01/26	45,000.00	6.000%	110,801.25	155,801.25	3,465,000.00
11/01/26			109,451.25	109,451.25	3,465,000.00
05/01/27	50,000.00	6.000%	109,451.25	159,451.25	3,415,000.00
11/01/27			107,951.25	107,951.25	3,415,000.00
05/01/28	50,000.00	6.000%	107,951.25	157,951.25	3,365,000.00
11/01/28			106,451.25	106,451.25	3,365,000.00
05/01/29	55,000.00	6.000%	106,451.25	161,451.25	3,310,000.00
11/01/29			104,801.25	104,801.25	3,310,000.00
05/01/30	55,000.00	6.000%	104,801.25	159,801.25	3,255,000.00
11/01/30			103,151.25	103,151.25	3,255,000.00
05/01/31	60,000.00	6.000%	103,151.25	163,151.25	3,195,000.00
11/01/31			101,351.25	101,351.25	3,195,000.00
05/01/32	65,000.00	6.000%	101,351.25	166,351.25	3,130,000.00
11/01/32			99,401.25	99,401.25	3,130,000.00
05/01/33	70,000.00	6.000%	99,401.25	169,401.25	3,060,000.00
11/01/33			97,301.25	97,301.25	3,060,000.00
05/01/34	75,000.00	6.000%	97,301.25	172,301.25	2,985,000.00
11/01/34			95,051.25	95,051.25	2,985,000.00
05/01/35	80,000.00	6.000%	95,051.25	175,051.25	2,905,000.00
11/01/35			92,651.25	92,651.25	2,905,000.00
05/01/36	80,000.00	6.000%	92,651.25	172,651.25	2,825,000.00
11/01/36			90,251.25	90,251.25	2,825,000.00
05/01/37	85,000.00	6.000%	90,251.25	175,251.25	2,740,000.00
11/01/37			87,701.25	87,701.25	2,740,000.00
05/01/38	90,000.00	6.000%	87,701.25	177,701.25	2,650,000.00
11/01/38			85,001.25	85,001.25	2,650,000.00
05/01/39	100,000.00	6.000%	85,001.25	185,001.25	2,550,000.00
11/01/39			82,001.25	82,001.25	2,550,000.00
05/01/40	105,000.00	6.000%	82,001.25	187,001.25	2,445,000.00
11/01/40			78,851.25	78,851.25	2,445,000.00
05/01/41	110,000.00	6.450%	78,851.25	188,851.25	2,335,000.00
11/01/41			75,303.75	75,303.75	2,335,000.00
05/01/42	120,000.00	6.450%	75,303.75	195,303.75	2,215,000.00
11/01/42			71,433.75	71,433.75	2,215,000.00
05/01/43	125,000.00	6.450%	71,433.75	196,433.75	2,090,000.00
11/01/43			67,402.50	67,402.50	2,090,000.00
05/01/44	135,000.00	6.450%	67,402.50	202,402.50	1,955,000.00
11/01/44			63,048.75	63,048.75	1,955,000.00
05/01/45	145,000.00	6.450%	63,048.75	208,048.75	1,810,000.00
11/01/45			58,372.50	58,372.50	1,810,000.00
05/01/46	155,000.00	6.450%	58,372.50	213,372.50	1,655,000.00
11/01/46			53,373.75	53,373.75	1,655,000.00
05/01/47	165,000.00	6.450%	53,373.75	218,373.75	1,490,000.00
11/01/47			48,052.50	48,052.50	1,490,000.00
05/01/48	175,000.00	6.450%	48,052.50	223,052.50	1,315,000.00
11/01/48			42,408.75	42,408.75	1,315,000.00
05/01/49	185,000.00	6.450%	42,408.75	227,408.75	1,130,000.00
11/01/49			36,442.50	36,442.50	1,130,000.00
05/01/50	200,000.00	6.450%	36,442.50	236,442.50	930,000.00
11/01/50			29,992.50	29,992.50	930,000.00
05/01/51	210,000.00	6.450%	29,992.50	239,992.50	720,000.00

CAPI

11/01/51			23,220.00	23,220.00	720,000.00
05/01/52	225,000.00	6.450%	23,220.00	248,220.00	495,000.00
11/01/52			15,963.75	15,963.75	495,000.00
05/01/53	240,000.00	6.450%	15,963.75	255,963.75	255,000.00
11/01/53			8,223.75	8,223.75	255,000.00
05/01/54	255,000.00	6.450%	8,223.75	263,223.75	-
Total	3,550,000.00		4,514,820.00	8,064,820.00	

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			116,696.25	116,696.25	3,795,000.00
05/01/25			116,696.25	116,696.25	3,795,000.00
11/01/25			116,696.25	116,696.25	3,795,000.00
05/01/26			116,696.25	116,696.25	3,795,000.00
11/01/26			116,696.25	116,696.25	3,795,000.00
05/01/27			116,696.25	116,696.25	3,795,000.00
11/01/27			116,696.25	116,696.25	3,795,000.00
05/01/28			116,696.25	116,696.25	3,795,000.00
11/01/28			116,696.25	116,696.25	3,795,000.00
05/01/29			116,696.25	116,696.25	3,795,000.00
11/01/29			116,696.25	116,696.25	3,795,000.00
05/01/30			116,696.25	116,696.25	3,795,000.00
11/01/30			116,696.25	116,696.25	3,795,000.00
05/01/31			116,696.25	116,696.25	3,795,000.00
11/01/31			116,696.25	116,696.25	3,795,000.00
05/01/32			116,696.25	116,696.25	3,795,000.00
11/01/32			116,696.25	116,696.25	3,795,000.00
05/01/33			116,696.25	116,696.25	3,795,000.00
11/01/33			116,696.25	116,696.25	3,795,000.00
05/01/34			116,696.25	116,696.25	3,795,000.00
11/01/34			116,696.25	116,696.25	3,795,000.00
05/01/35	3,795,000.00	6.150%	116,696.25	3,911,696.25	-
Total	3,795,000.00		2,567,317.50	6,362,317.50	

CAP1

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Off-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2025 O&M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessments per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
SF 50'	110	\$ -	\$ 1,379.91	\$ 1,379.91	n/a
SF 70'	60	-	1,931.87	1,931.87	n/a
Total	170				

Future Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2025 O&M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessments per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
SF 50'	338	\$ -	\$ -	\$ -	n/a
SF 70'	215	-	-	-	n/a
Total	553				

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

4

BUDGET FUNDING AGREEMENT
FISCAL YEAR 2025

This Agreement ("**Agreement**") is made and entered into effective as of October 1, 2024, by and between:

Parkland Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, ("**District**"), and is located in Santa Rosa County, Florida ("**County**"), and

Garden Street Communities Southeast, LLC, a Florida limited liability company, and the owner and/or developer of property located within the boundaries of the District ("**Developer**," and together with the District, the "**Parties**"). For purposes of this Agreement, the term "**Property**" shall refer to that certain property within the CDD owned by the Developer on the Effective Date of this Agreement.

RECITALS

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District adopted its general fund budget ("**Budget**") attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands within the District benefitting from the activities, operations and services set forth in the Budget, including the Property, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in the Budget; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the costs reflected in the Budget; and

WHEREAS, the Developer agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and

WHEREAS, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer’s consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund Budget in the event that actual expenses are less than the projected total general fund Budget, as may be amended as provided herein. The funds shall be placed in the District’s general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

- a. *[Contractual Lien]*. The District shall have the right to file a continuing lien (“**Lien**”) upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a “Notice of Lien” in the public records of the County.
- b. *[Enforcement Action]* The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.
- c. *[Uniform Method; Direct]* The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such.

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

8. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH.** This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

Attest:

**Parkland Community
Development District**

Secretary/Assistant Secretary

By: _____
Its: _____

**Garden Street Communities Southeast, LLC, a
Florida limited liability company**

Witness

By: _____
Its: _____

EXHIBIT A: FY 2025 Budget

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

5

Memorandum

To: Board of Supervisors

From: District Management

Date: August 6, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

PARKLAND COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2024-09

A RESOLUTION OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Parkland Community Development District("District") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Santa Rosa County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Santa Rosa County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 6th day of August, 2024.

Attest:

PARKLAND COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

PARKLAND COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Adams Homes Sales Office, 6148 Old Bagdad Highway, Milton, Florida 32583</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2024	Regular Meeting	__:__ AM (Central Time)
November 5, 2024	Landowners' Meeting	__:__ AM (Central Time)
November 5, 2024*	Regular Meeting	__:__ AM (Central Time)
December 3, 2024	Regular Meeting	__:__ AM (Central Time)
January 7, 2025	Regular Meeting	__:__ AM (Central Time)
February 4, 2025	Regular Meeting	__:__ AM (Central Time)
March 4, 2025	Regular Meeting	__:__ AM (Central Time)
April 1, 2025	Regular Meeting	__:__ AM (Central Time)
May 6, 2025	Regular Meeting	__:__ AM (Central Time)
June 3, 2025	Regular Meeting	__:__ AM (Central Time)
July 1, 2025	Regular Meeting	__:__ AM (Central Time)
August 5, 2025	Regular Meeting	__:__ AM (Central Time)
September 2, 2025	Regular Meeting	__:__ AM (Central Time)

***Exception**

The November Regular Meeting date is on Election Day.

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2024**

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 24,070	\$ -	\$ -	\$ 24,070
Investments				
Reserve A1	-	267,703	-	267,703
Reserve A2	-	234,235	-	234,235
Prepayment A1	-	6,017	-	6,017
Prepayment A2	-	4,404	-	4,404
CAPI A1	-	116,022	-	116,022
CAPI A2	-	120,885	-	120,885
Construction	-	-	4,979,715	4,979,715
Due from Landowner	17,087	-	17,767	34,854
Total assets	<u>\$ 41,157</u>	<u>\$ 749,266</u>	<u>\$ 4,997,482</u>	<u>\$ 5,787,905</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	17,558	-	-	17,558
Due to capital projects fund	17,767	-	-	17,767
Retainage payable	-	-	49,563	49,563
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>41,325</u>	<u>-</u>	<u>49,563</u>	<u>90,888</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	17,087	-	-	17,087
Unearned revenue	-	-	17,767	17,767
Total deferred inflows of resources	<u>17,087</u>	<u>-</u>	<u>17,767</u>	<u>34,854</u>
Fund balances:				
Restricted				
Debt service	-	749,266	-	749,266
Capital projects	-	-	4,930,152	4,930,152
Unassigned	(17,255)	-	-	(17,255)
Total fund balances	<u>(17,255)</u>	<u>749,266</u>	<u>4,930,152</u>	<u>5,662,163</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 41,157</u>	<u>\$ 749,266</u>	<u>\$ 4,997,482</u>	<u>\$ 5,787,905</u>

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 48,610	\$ 102,290	48%
Total revenues	-	48,610	102,290	48%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	32,000	48,000	67%
Legal	243	7,132	25,000	29%
Engineering	2,542	14,248	2,000	712%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	583	1,000	58%
Trustee	-	-	5,500	0%
Telephone	17	150	200	75%
Postage	30	200	500	40%
Printing & binding	42	375	500	75%
Legal advertising	135	706	6,500	11%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies	89	180	500	36%
Website				
Hosting & maintenance	-	1,680	705	238%
ADA compliance	-	210	210	100%
Total professional & administrative	7,181	62,839	102,290	61%
Excess/(deficiency) of revenues over/(under) expenditures	(7,181)	(14,229)	-	
Fund balances - beginning	(10,074)	(3,026)	-	
Fund balances - ending	\$ (17,255)	\$ (17,255)	\$ -	

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 3,276	\$ 20,118
Total revenues	<u>3,276</u>	<u>20,118</u>
EXPENDITURES		
Interest	-	167,711
Cost of issuance	-	196,770
Underwriters discount	-	110,175
Total debt service	<u>-</u>	<u>474,656</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,276	(454,538)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	1,225,474
Transfers out	(21,670)	(21,670)
Transfers in	-	21,037
Total other financing sources	<u>(21,670)</u>	<u>1,224,841</u>
Net change in fund balances	(18,394)	770,303
Fund balances - beginning	767,660	(21,037)
Fund balances - ending	<u>\$ 749,266</u>	<u>\$ 749,266</u>

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 22,962	\$ 131,946
Total revenues	<u>22,962</u>	<u>131,946</u>
EXPENDITURES		
Construction costs	-	1,316,297
Total expenditures	<u>-</u>	<u>1,316,297</u>
Excess/(deficiency) of revenues over/(under) expenditures	22,962	(1,184,351)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	6,119,526
Transfer in	21,670	21,670
Transfer out	-	(21,036)
Total other financing sources/(uses)	<u>21,670</u>	<u>6,120,160</u>
Net change in fund balances	44,632	4,935,809
Fund balances - beginning	4,885,520	(5,657)
Fund balances - ending	<u><u>\$ 4,930,152</u></u>	<u><u>\$ 4,930,152</u></u>

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Parkland Community Development District held a Regular Meeting on June 4, 2024 at 2:00 p.m. (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583.

Present were:

Dan DuBose	Vice Chair
Kyle Nicholas	Assistant Secretary
Brian McGee	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Kyle Magee (via telephone)	District Counsel
David Fitzpatrick	District Engineer
Luke Henderson	Developer's Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 2:01 p.m., Central Time.

Supervisors McGee, Nicholas and DuBose were present. Supervisors Willard and Patterson were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-07, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

40
41 Ms. Cerbone presented Resolution 2024-07. She reviewed the proposed Fiscal Year
42 2025 budget, and stated that it does not include field operations because it was not anticipated
43 that the CDD would have any improvements to maintain by September 30, 2025; however, if
44 any expenses arise, it would likely not be until very late in Fiscal Year 2025. This will be
45 addressed next year, when working on the proposed Fiscal Year 2026 budget. The Fiscal Year
46 2025 budget is Landowner-funded; therefore, expenses will be billed and funded as they are
47 incurred. Agreements will be discussed on the record and the budget will be amended, if
48 necessary.

49 Ms. Cerbone stated the CDD can move assessments to off roll for General Fund
50 expenses, like it does for the debt. If doing so for the General Fund Operations and
51 Maintenance (O&M) assessment, the Developer will pay what is budgeted instead of only
52 paying expenses as they are incurred. Now, based on the status of the CDD improvements, this
53 method is better for the Developer and a more cost-effective way to move forward.

54 Ms. Cerbone discussed the option of running Engineering expenses through the
55 construction bond fund and stated that, for now, expenses will be run through the General
56 Fund. The expenditures are currently run through the General Fund; a bill will not be sent
57 except for expenses incurred and the process can be changed at the discretion of the Board and
58 the Developer.

59 Ms. Cerbone noted that the Insurance line item includes General Liability and Directors
60 and Officers Insurance, not Builders Risk coverage. When Builders Risk occurs, that policy can
61 be run through the Construction Fund, which might occur within the next month or two. She
62 thanked Mr. McGee for working with Mr. Chambers and the carrier to provide information so
63 that a good quote can be obtained.

64 A Board Member noted that Builders Risk coverage is not a component of the budget.
65 Ms. Cerbone stated, if the preference is to run Builders Risk coverage through the General
66 Fund, the budget can be amended in August. Regarding whether materials for the project will
67 be on the ground by early August, a Board Member replied affirmatively.

68

On MOTION by Mr. McGee and seconded by Mr. DuBose, with all in favor, Resolution 2024-07, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 6, 2024 at 2:00 p.m. (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

Ms. Cerbone asked Board Members to consider moving meetings to Tuesday mornings; if that might work, consideration will be added to the August meeting agenda.

FOURTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2024

Ms. Cerbone noted that, as of April, the Capital Project Fund had approximately \$5.4 million, unless any requisitions were processed. The funds in the Capital Project fund are earning interest, which helps to offset construction expenses.

On MOTION by Mr. DuBose and seconded by Mr. Nicholas, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

FIFTH ORDER OF BUSINESS

Approval of April 2, 2024 Regular Meeting Minutes

On MOTION by Mr. DuBose and seconded by Mr. McGee, with all in favor, the April 2, 2024 Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Magee noted the Landowner's intention to close on two adjacent properties in the coming months; a Boundary Amendment is desired to include those parcels within the CDD boundaries. A Resolution will be presented at a future meeting.

On MOTION by Mr. DuBose and seconded by Mr. McGee, with all in favor, authorizing Staff to work with the Chair and/or Vice Chair on amending the CDD boundaries, was approved.

Mr. Magee stated that Board Members should have received an email from the Commission on Ethics (COE) to register so they are able to file Form 1 electronically, by July 1, 2024. He or Ms. Cerbone can assist with registration if necessary.

Ms. Cerbone discussed the requirement to complete four hours of ethics training by December 31, 2024. A prior Memorandum contained links to free, online courses; the Memorandum can be recirculated, if needed, and further reminders will be provided.

B. District Engineer: David W. Fitzpatrick P.E., P.A.

Mr. Fitzpatrick provided project updates.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: July 2, 2024 at 2:00 PM (Central Time)**

- **QUORUM CHECK**

The July 2, 2024 meeting will be cancelled. The next meeting will be on August 6, 2024.

SEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McGee and seconded by Mr. DuBose, with all in favor, the meeting adjourned at 2:20 p.m., Central Time.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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140

141

142

143

144 _____
Secretary/Assistant Secretary

Chair/Vice Chair

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

PARKLAND COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2023 CANCELED	Regular Meeting	2:00 PM (Central Time)
October 23, 2023	Special Meeting	12:00 PM (Central Time)
November 7, 2023	Regular Meeting	2:00 PM (Central Time)
December 5, 2023 CANCELED	Regular Meeting	2:00 PM (Central Time)
December 14, 2023	Special Meeting	11:00 AM (Central Time)
January 2, 2024 CANCELED	Regular Meeting	2:00 PM (Central Time)
February 6, 2024 CANCELED	Regular Meeting	2:00 PM (Central Time)
March 5, 2024 CANCELED	Regular Meeting	2:00 PM (Central Time)
April 2, 2024	Regular Meeting	2:00 PM (Central Time)
May 7, 2024 CANCELED	Regular Meeting	2:00 PM (Central Time)
June 4, 2024	Regular Meeting	2:00 PM (Central Time)
July 2, 2024 CANCELED	Regular Meeting	2:00 PM (Central Time)
August 6, 2024	Public Hearing & Regular Meeting	2:00 PM (Central Time)
September 3, 2024	Regular Meeting	2:00 PM (Central Time)